

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: Wanda Henry aka Wandy Lewis
Debtor

CHAPTER 13

U.S. Bank National Association successor trustee for the
PHFA, pursuant to said Trust Indenture
Movant

vs.

NO. 13-18552 ELF

Wanda Henry aka Wandy Lewis
Debtor

William C. Miller Esq.
Trustee

11 U.S.C. Sections 362 and 1301

ORDER

AND NOW, this 17th day of October, 2016 at Philadelphia, upon failure of Debtor and the Trustee to file and Answer or otherwise plead, it is:

ORDERED THAT: The Motion for Relief from the Automatic Stay of all proceedings is granted and the Automatic Stay of all proceedings, as provided under 11 U.S.C. Section 362, is modified with respect to the subject premises located at 5959 Upland Way, Philadelphia, PA 19131-2233 ("Property"), so as to allow Movant, its successors or assignees, to proceed with its *in rem* rights and remedies under the terms of the subject Mortgage and pursue its *in rem* State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.



**ERIC L. FRANK
CHIEF U.S. BANKRUPTCY JUDGE**

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